



To the Honorable Council
City of Norfolk, Virginia

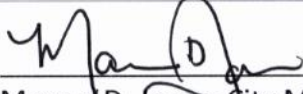
January 12, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for an Entertainment Establishment with alcoholic beverages –
428 W. 24th Street and 430 W. 24th Street, Suite A – John Porter**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-4

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate for an Entertainment Establishment with alcoholic beverages.
- IV. **Applicant:** John Porter
- V. **Description:**
 - This request proposes a new entertainment establishment with alcoholic beverages.
 - The proposed location was previously occupied entirely by an automobile repair facility.
 - The proposal would permit 1,987 square feet of the 5,180 square-foot building to be utilized for the proposed entertainment establishment.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated December 10, 2015 with attachments
- Letter of support
- Proponents and Opponents
- Ordinance

Proponents and Opponents

Proponents

John Porter – Applicant
439 W. 30th Street
Norfolk, VA 23508

Opponents

None

Planning Commission Public Hearing: December 10, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

Staff Report	Item No. 12	
Address	428 W. 24 th Street and 430 W. 24 th Street, Suite A	
Applicant	John Porter	
Request	Special Exception	Entertainment Establishment with alcoholic beverages
Property Owner	Michael, LLC & Capital Finance, LLC (Shahpor "Ben" Mahgerefteh)	
Site Characteristics	Site/Building Area	14,865 sq. ft./1,987 sq. ft.
	Zoning	I-2 (Light Industrial)
	Future Land Use Map	Industrial
	Character District	Traditional
	Neighborhood	Park Place
Surrounding Area	North	I-2: vacant industrial building
	East	I-2: communication tower
	South	I-2: vacant industrial buildings
	West	Conditional C-2 (Corridor Commercial): Toast restaurant and apartment above



A. Summary of Request

- This request proposes a new entertainment establishment with alcoholic beverages.
- The proposed location was previously occupied entirely by an automobile repair facility.
 - The proposal would permit 1,987 square feet of the 5,180 square-foot building to be utilized for the proposed entertainment establishment.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Industrial.

C. Zoning Analysis

i. General

- The use is permitted in the I-2 district by special exception.

	Proposed
Hours of Operation, for the Sale of Alcohol and for Entertainment	9:00 a.m. until 2:00 a.m, seven days a week
Entertainment Options	5 member live band, karaoke, comedian, poetry reading
Seating	<ul style="list-style-type: none">• 120 seats indoors• 0 seats outdoors• 130 total capacity

- Special exception history:

City Council Approval	Applicant	Changes
May 2013	Ben Mahgerefteh	<ul style="list-style-type: none">• Special Exception for automobile repair
Pending	Entertainment establishment by John Porter	<ul style="list-style-type: none">• New entertainment establishment

ii. Parking

- Off-street parking is shared among the two uses in the single structure:
 - A 1,987 square foot entertainment establishment (11 spaces required)
 - An automobile repair facility with one repair bay (3 spaces required)
- The current parking regulations require 14 parking spaces, given the square footage of the establishment, and the number of repair bays for the automobile repair facility.
 - The site accommodates 20 parking spaces.
 - The automobile repair facility has limited hours as permitted within the approved special exception.

- Additionally, the three spaces assigned to the automobile repair facility will be available in the evenings at times when this proposed entertainment establishment intends to hold events.
- The majority of businesses in the vicinity are also closed in the evenings, and it is unlikely that the proposed entertainment establishment will experience peak hours for use of the available on-street parking.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 530 additional vehicle trips per day.
- Based upon ITE data, the prior use of the entire building as an auto repair facility would be expected to generate 82 weekday trips while the combination of the proposed new restaurant and reduced auto repair operation would be expected to generate together 612 trips on weekdays.
 - Colonial Avenue near the site is not identified as a severely congested corridor in the current update to regional Hampton Roads Congestion Management analysis.
 - The site is near transit service with Hampton Roads Transit bus route 11 (Colonial) operating along Colonial Avenue near the site.

E. Impact on the Environment

Site improvements include new sidewalk connections along the West 24th Street frontage, tying-in with the existing sidewalks along West 24th Street, as well as improved landscaping to shield the parking from the right-of-way.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to the Park Place Civic League on October 27.
- The applicant presented the proposal to the Park Place Civic League on November 2.
- A Letter of Support was received from the Park Place Civic League on November 9.

I. Communication Outreach/Notification

- Legal notice was posted on the property on November 3.
- Letters were mailed to all property owners within 300 feet of the property on November 20.
- Legal notification was placed in *The Virginian-Pilot* on November 26 and December 3

J. Recommendation

Staff recommends **approval** of the special exception request subject to all of the following conditions being adopted, which should address the potential impacts on the surrounding area:

Entertainment Establishment Conditions

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 9:00 a.m. until 2:00 a.m. the following morning, seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The total occupant capacity, including employees, shall not exceed 135 people, there is no minimum indoor seating, and no outdoor seating is permitted. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) The site shall be improved in accordance with the conceptual site plan attached hereto and marked as "Exhibit C," to include all landscape improvements and the sidewalk installation where shown on the attached site plan.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than five members, karaoke, comedian, poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans

attached hereto and marked as "Exhibit B."

- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements,

limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;

- (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
-
- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 101 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
 - (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.
 - (x) No business license shall be issued until condition (c) has all been implemented fully on the site.

Attachments:

Location Map
Zoning Map
1000' radii map of similar ABC establishments
1000' radii map of surrounding residential
Application
Conceptual site plan
Notice to the Park Place Civic League
Letter of support – Park Place Civic League

Proponents and Opponents

Proponents

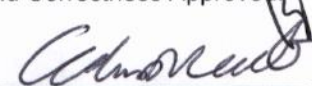
John Porter – Applicant
439 W. 30th Street
Norfolk, VA 23508

Robyn Thomas – Representative
913 W. 21st Street
Norfolk, VA 23517

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT, NOT YET NAMED, ON PROPERTY LOCATED AT 428 and 430 WEST 24TH STREET, SUITE A.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Corner Spot, Inc. authorizing the operation of an entertainment establishment, yet to be named, on property located at 428 and 430 West 24th Street, suite A. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 150 feet, more or less, along the northern line of West 24th Street beginning 100 feet, more or less, from the eastern line of Colonial Avenue and extending eastwardly; premises number 428 and 430 West 24th Street, suite A.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 9:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The total occupant capacity, including employees, shall not exceed 135 people, there is no minimum indoor seating, and no outdoor seating is permitted. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

- (c) The site shall be improved and landscaping shall be installed in accordance with the conceptual site plan attached hereto and marked as "Exhibit C," including the sidewalk installation where shown on the plan.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than five (5) members, karaoke, comedian, and poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This special exception;

- (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 101 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
 - (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.
 - (x) No business license shall be issued until condition (c) has all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or

other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (14 pages)
Exhibit B (11 pages)
Exhibit C (1 page)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 10/23/2015

Trade name of business TBD

Address of business ⁴²⁸ + 430 W. 24TH, SUITE A

Name(s) of business owner(s)* JOHN PORTER, DAVID HAUSMANN DBA CORNER S&T INC.
Capital Finance, Inc. +

Name(s) of property owner(s)* MICHAEL, LLC - SHAPOR MATHHERBERT

Name(s) of business manager(s)/operator(s) JOHN PORTER, DAVID HAUSMANN

Daytime telephone number (757) 450-4303

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales and Entertainment	
Weekday	From <u>9AM</u> To <u>2AM</u>	Weekday	From <u>9AM</u> To <u>2AM</u>
Friday	From <u>9AM</u> To <u>2AM</u>	Friday	From <u>9AM</u> To <u>2AM</u>
Saturday	From <u>9AM</u> To <u>2AM</u>	Saturday	From <u>9AM</u> To <u>2AM</u>
Sunday	From <u>9AM</u> To <u>2AM</u>	Sunday	From <u>9AM</u> To <u>2AM</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?
☒ Yes ☐ No

5a. If yes, why:

COVER CHARGE FOR BAND

- 5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

BIRTHDAY PARTIES, SPECIAL EVENTS

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

7a. If yes, explain:

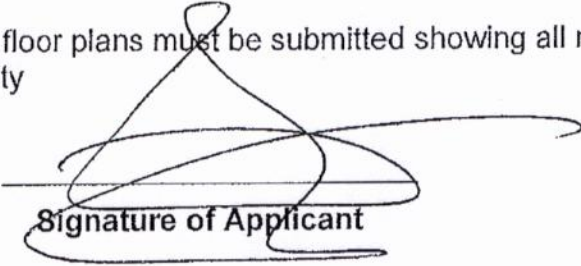
8. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Entertainment Establishment

9. Additional comments/description/operational characteristics or prior experience:

HANDSOME BISCUIT, FIELD GUIDE, TOAST

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

①

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	92
a. Indoor	SOUTH SEATING	24
	Number of seats (not including bar seats)	---
	Number of bar seats	---
	Standing room	0
	BAND	0
b. Outdoor		
	Number of seats	0
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 121

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

2

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	92
a. Indoor	SOUTH SEATING	0
Number of seats (not including bar seats)		-
Number of bar seats		-
Standing room		0
BAND		0
b. Outdoor		
Number of seats		0
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 97

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

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**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

③

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	0
a. Indoor	SOUTH SEATING	24
Number of seats (not including bar seats)		-
Number of bar seats		-
Standing room		0
BAND		0
b. Outdoor		
Number of seats		0
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 29

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

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**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

④

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	88
a. Indoor	SOUTH SEATING	32
Number of seats (not including bar seats)		—
Number of bar seats		—
Standing room		0
BAND		0
b. Outdoor		
Number of seats		0
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 125

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Exhibit A - Floor Plan(s) Worksheet
Entertainment Establishment

5

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	88
a. Indoor	SOUTH SEATING	0
Number of seats (not including bar seats)		
Number of bar seats		
Standing room		0
BAND		0
b. Outdoor		
Number of seats		0
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 93

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

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**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

(6)

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH SEATING	<u>0</u>
a. Indoor	SOUTH SEATING	<u>32</u>
Number of seats (not including bar seats)		<u>—</u>
Number of bar seats		<u>—</u>
Standing room		<u>0</u>
BAND		<u>0</u>
b. Outdoor		
Number of seats		<u>0</u>
c. Number of employees		<u>5</u>

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 37

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

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Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

①

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH STANDING	100
a. Indoor	SOUTH STANDING	25
Number of seats (not including bar seats)		
Number of bar seats		
Standing room		
BAND		
b. Outdoor		
Number of seats		
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 130

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

(8)

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH	STANDING	125
a. Indoor	SOUTH	STANDING	0
Number of seats (not including bar seats)			
Number of bar seats			
Standing room			
BAND			
b. Outdoor			
Number of seats			
c. Number of employees			5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 130

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH	STANDING	0
a. Indoor	SOUTH	STANDING	49
Number of seats (not including bar seats)			
Number of bar seats			
Standing room			
BAND			
b. Outdoor			
Number of seats			
c. Number of employees			5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 54

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☐ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

(10)
Band Layout A

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH STANDING	120
a. Indoor	SOUTH STANDING	0
	Number of seats (not including bar seats)	—
	Number of bar seats	—
	Standing room	—
	BAND	5
b. Outdoor		
	Number of seats	—
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 130

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

5 member BAND

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,
Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

⑪
Band layout B

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

	NORTH STANDING	0
a. Indoor	SOUTH STANDING	44
Number of seats (not including bar seats)		
Number of bar seats		
Standing room		
BAND		5
b. Outdoor		
Number of seats		
c. Number of employees		5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 54

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

5 member BAND

3. Will a dance floor be provided?

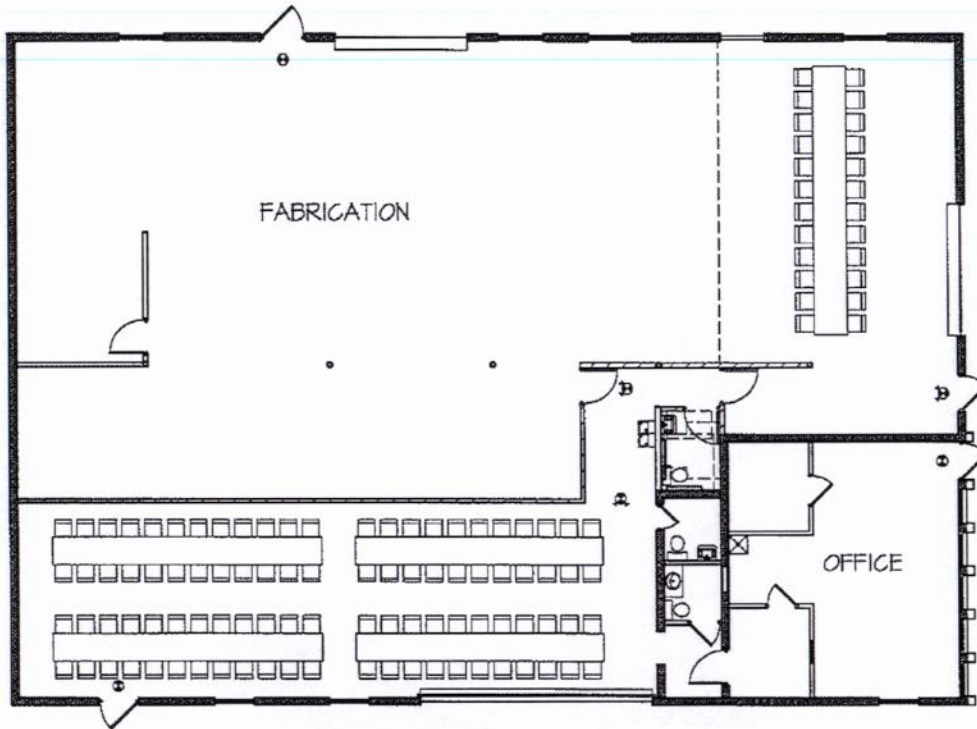
☐ Yes ☐ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.



OCCUPANCY CALCULATIONS

SOUTH SEATING	24
NORTH SEATING	92
BAND	0
STAFF	5
TOTAL	121

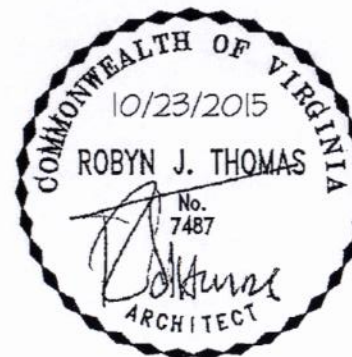
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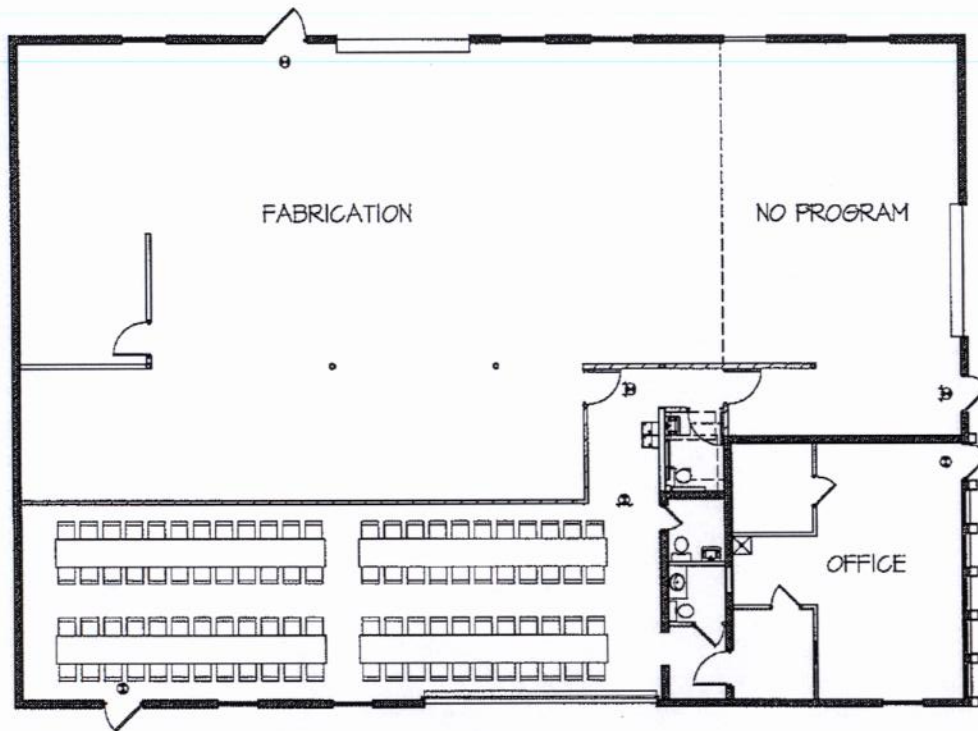
OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

CODE COMPLIANCE

BASED ON 2012 VUSBC, 2012 IBC, 2009
 ANSI 117.1
 CONSTRUCTION TYPE: 3b
 USE GROUP(S): F1, A2, A3, B
 NON SEPARATED MIXED USE, GROUP A2
 IS
 MOST RESTRICTIVE
 ACTUAL HEIGHT AND AREA
 1 STORIES, 4,925 SF
 ALLOWABLE HEIGHTS AND AREAS
 2 STORIES, 9,500 PER IBC SECTION 503

1 430 W. 24TH
 SCALE: 1/16" = 1'-0"



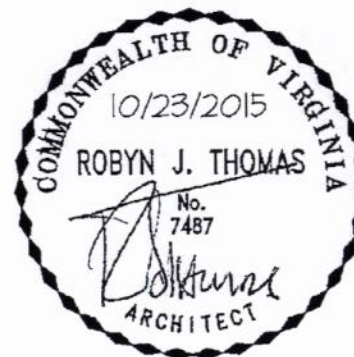


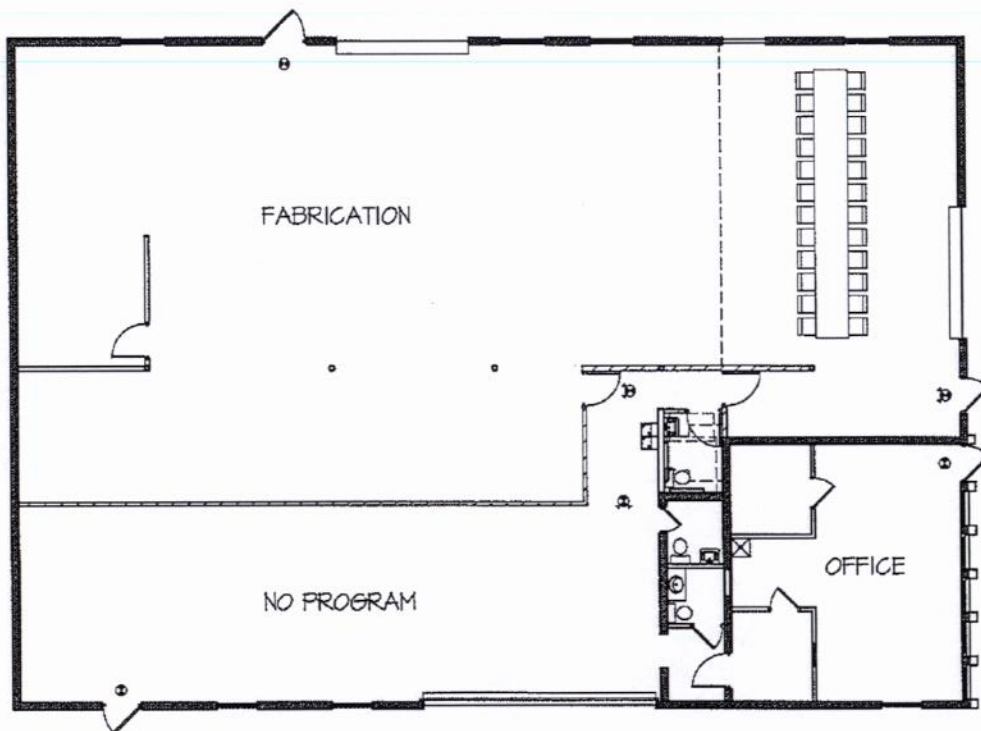
OCCUPANCY CALCULATIONS	
SOUTH SEATING	0
NORTH SEATING	92
BAND	0
STAFF	5
TOTAL	97

PARKING CALCULATIONS	
OFFICE(1/300SF):	2 SPACE
EVENT SPACE(1/175 SF):	11 SPACES
FABRICATION(3/BAY):	6 SPACES
TOTAL REQUIRED:	19 SPACES
ACTUAL:	20 SPACES

CODE COMPLIANCE	
BASED ON 2012 VUSBC, 2012 IBC, 2009 ANSI 117.1	
CONSTRUCTION TYPE: 3b	
USE GROUP(S): F1, A2, A3, B	
NON SEPARATED MIXED USE, GROUP A2 IS	
MOST RESTRICTIVE	
ACTUAL HEIGHT AND AREA	
1 STORIES, 4,925 SF	
ALLOWABLE HEIGHTS AND AREAS	
2 STORIES, 9,500 PER IBC SECTION 503	

2 430 W. 24TH
SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH SEATING	24
NORTH SEATING	0
BAND	0
STAFF	5
TOTAL	29

PARKING CALCULATIONS

OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

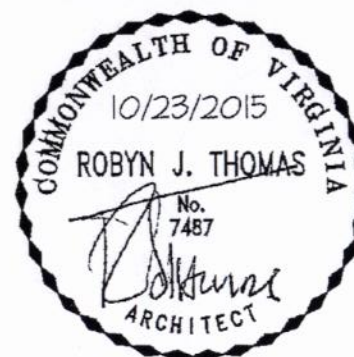
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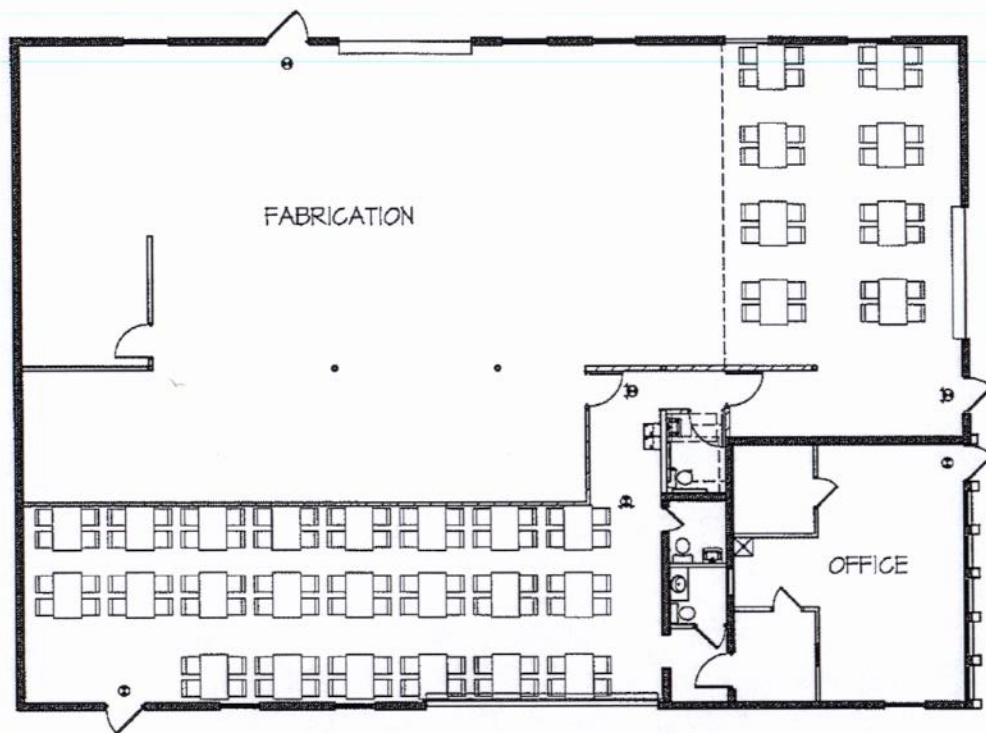
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 2 STORIES, 9,500 PER IBC SECTION 503

3

430 W. 24TH

SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH SEATING	32
NORTH SEATING	88
BAND	0
STAFF	5
TOTAL	125

PARKING CALCULATIONS

OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

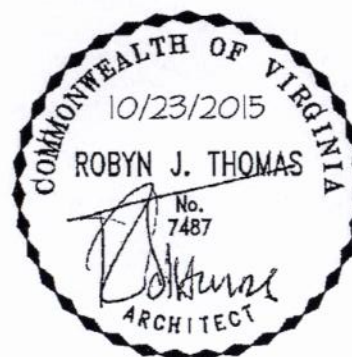
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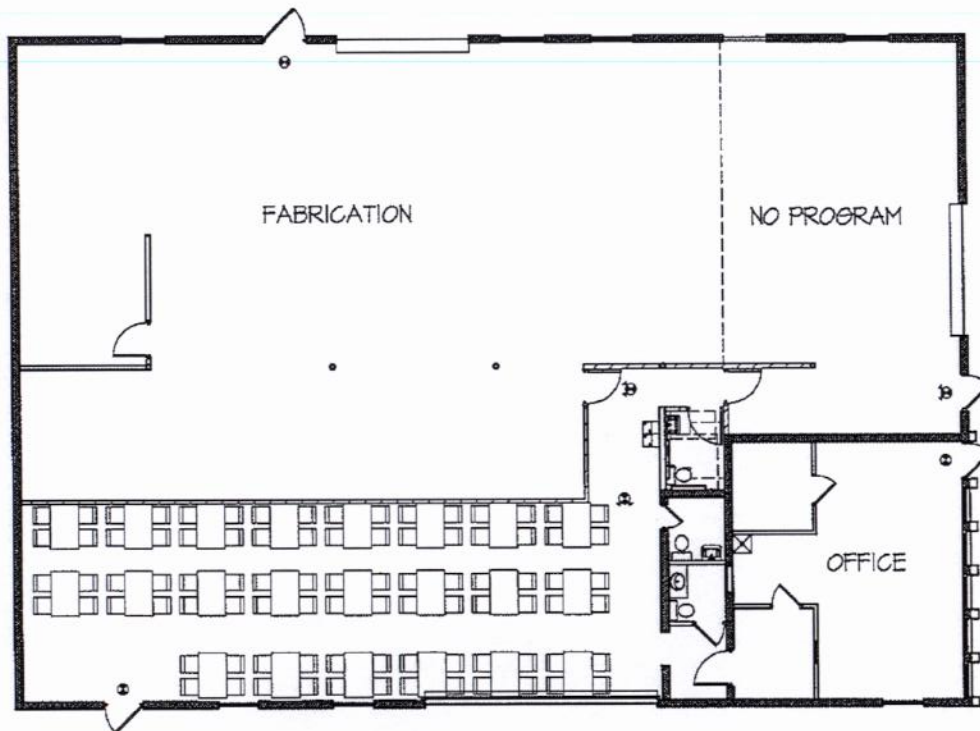
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 ANSI 117.1
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 2 STORIES, 9,500 PER IBC SECTION 503

4

430 W. 24TH

SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH SEATING	0
NORTH SEATING	88
BAND	0
STAFF	5
TOTAL	93

PARKING CALCULATIONS

OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

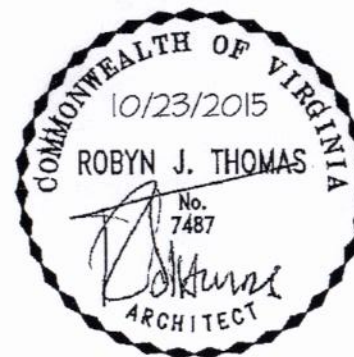
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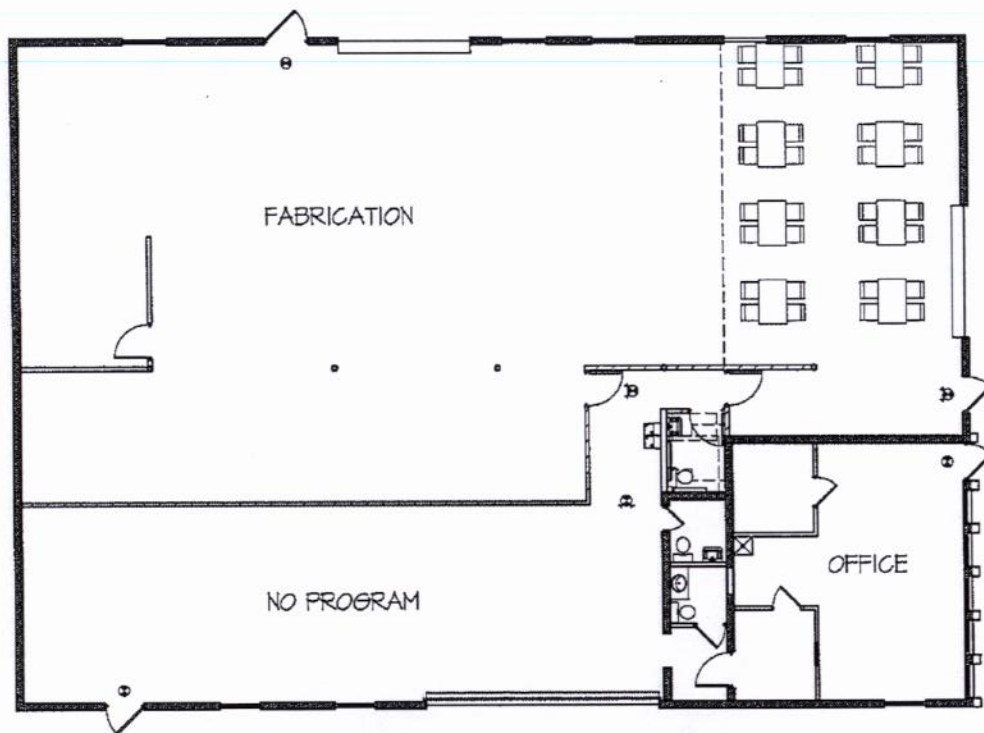
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 ANSI 117.1
 CONSTRUCTION TYPE: 3b
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 ALLOWABLE HEIGHTS AND AREAS
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5

430 W. 24TH

SCALE: 1/16" = 1'-0"



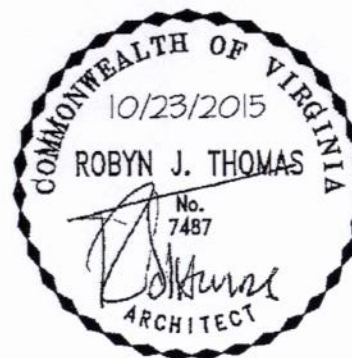


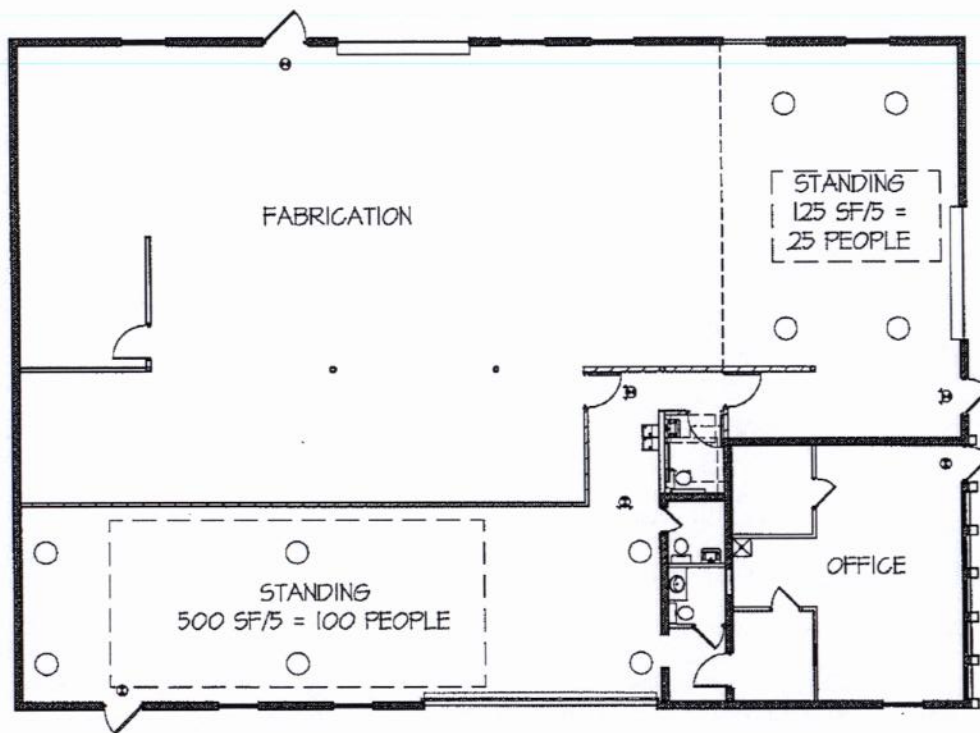
OCCUPANCY CALCULATIONS	
SOUTH SEATING	32
NORTH SEATING	0
BAND	0
STAFF	5
TOTAL	37

PARKING CALCULATIONS	
OFFICE(1/300SF):	2 SPACE
EVENT SPACE(1/175 SF):	11 SPACES
FABRICATION(3/BAY):	6 SPACES
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ACTUAL:	20 SPACES

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MOST RESTRICTIVE	
ACTUAL HEIGHT AND AREA	
1 STORIES, 4,925 SF	
ALLOWABLE HEIGHTS AND AREAS	
2 STORIES, 9,500 PER IBC SECTION 503	

6 430 W. 24TH
SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH STANDING	25
NORTH STANDING	100
BAND	0
STAFF	5
TOTAL	130

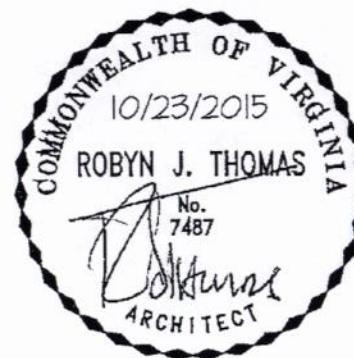
PARKING CALCULATIONS

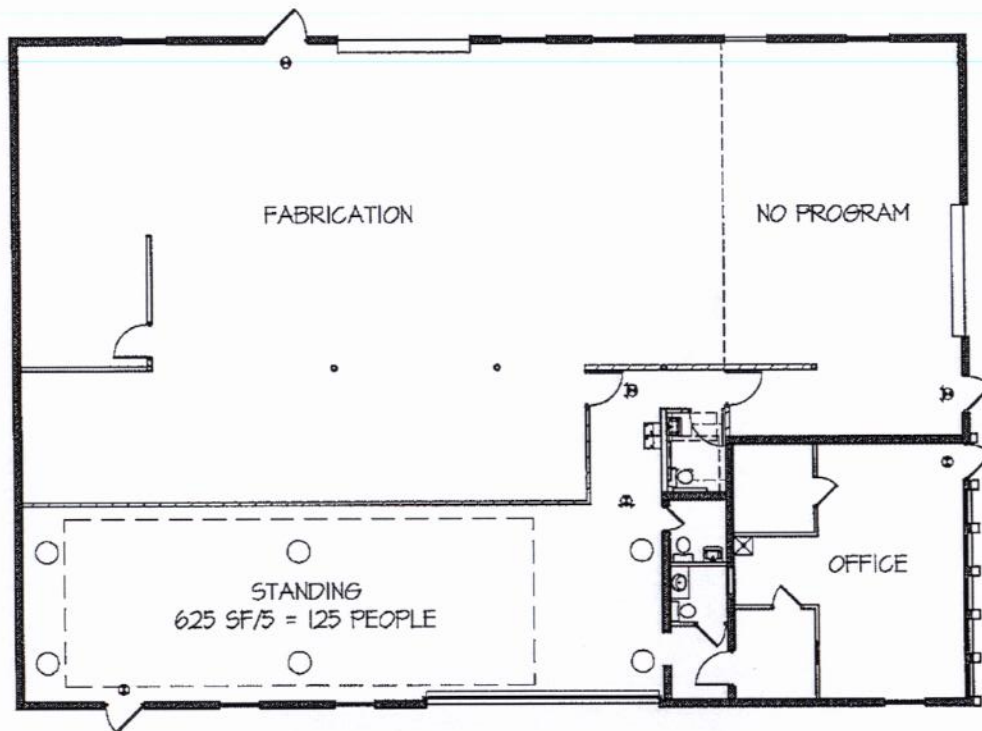
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 ACTUAL: 20 SPACES

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7 430 W. 24TH
 SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH STANDING	0
NORTH STANDING	125
BAND	0
STAFF	5
TOTAL	130

PARKING CALCULATIONS

OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

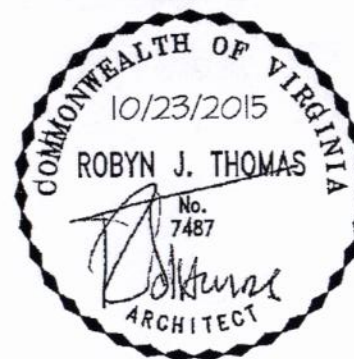
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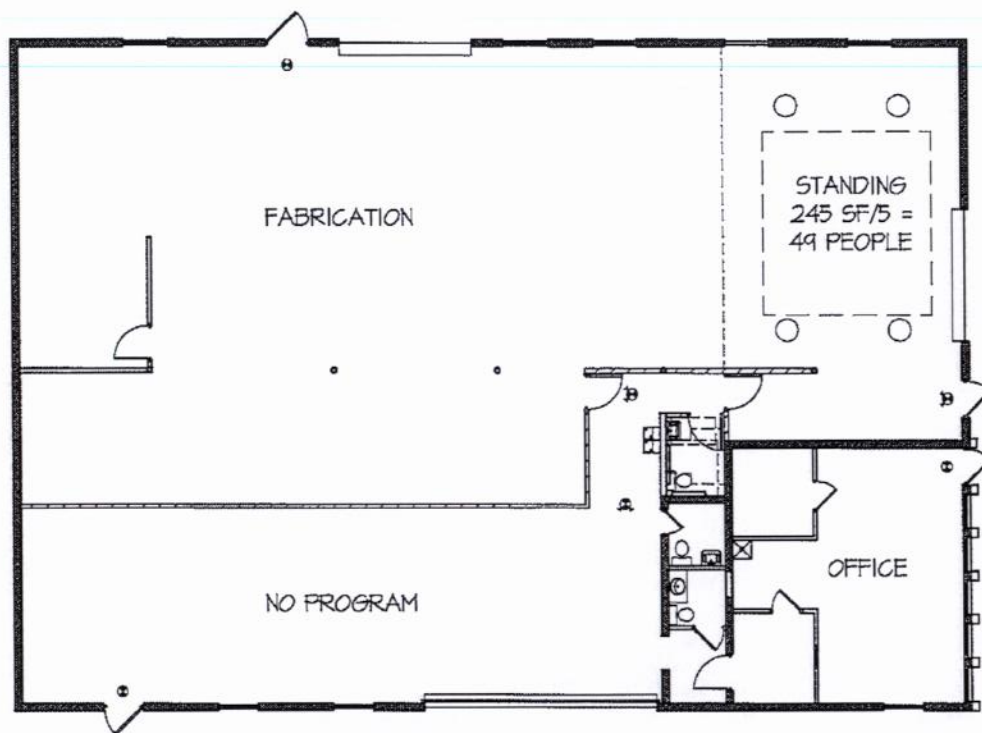
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 USE GROUP(S): F1, A2, A3, B
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 ALLOWABLE HEIGHTS AND AREAS
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8

430 W. 24TH

SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH STANDING	49
NORTH STANDING	0
BAND	0
STAFF	5
TOTAL	54

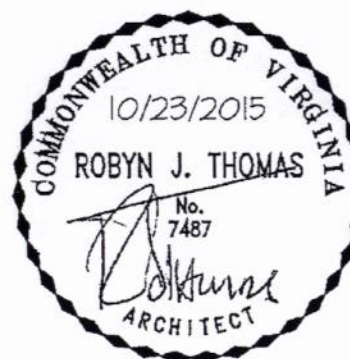
PARKING CALCULATIONS

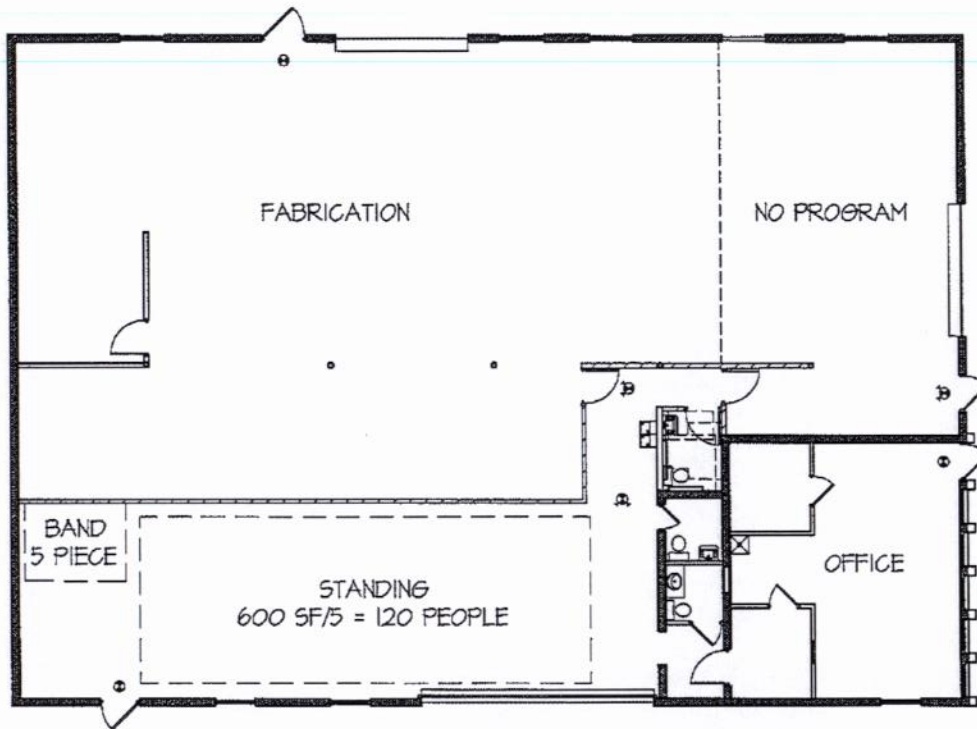
OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

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9 430 W. 24TH
 SCALE: 1/16" = 1'-0"



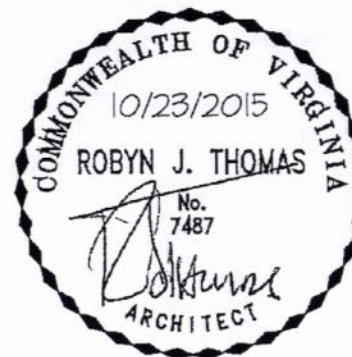


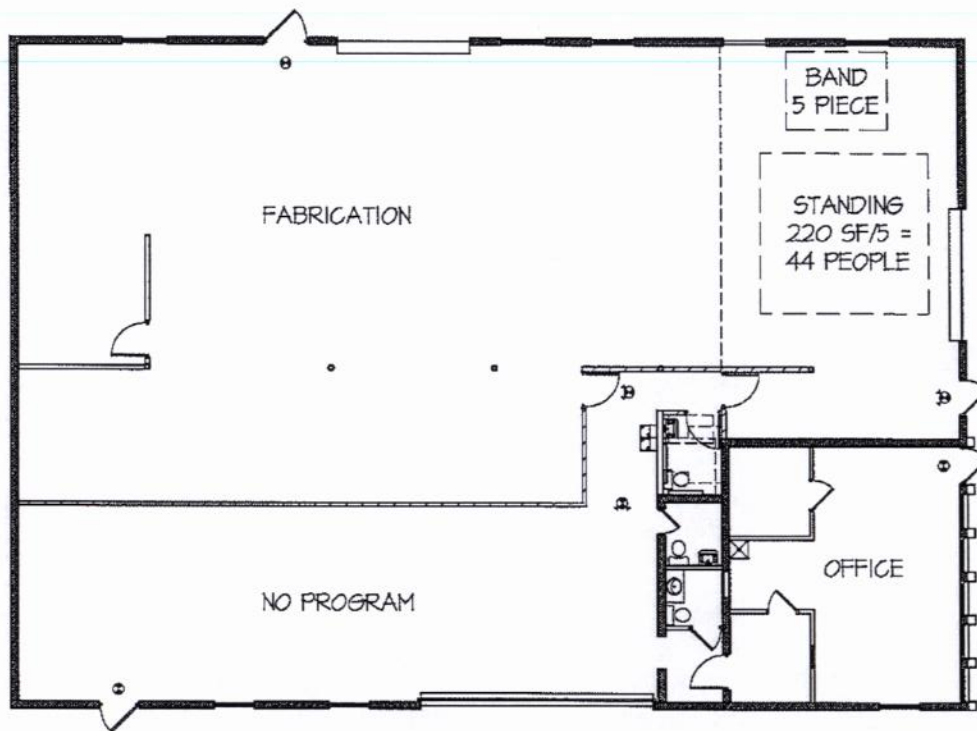
OCCUPANCY CALCULATIONS	
SOUTH STANDING	0
NORTH STANDING	120
BAND	5
STAFF	5
TOTAL	130

PARKING CALCULATIONS	
OFFICE(1/300SF):	2 SPACE
EVENT SPACE(1/175 SF):	11 SPACES
FABRICATION(3/BAY):	6 SPACES
TOTAL REQUIRED:	19 SPACES
ACTUAL:	20 SPACES

CODE COMPLIANCE	
BASED ON 2012 VUSBC, 2012 IBC, 2009 ANSI 117.1	
CONSTRUCTION TYPE: 3b	
USE GROUP(S): F1, A2, A3, B	
NON SEPARATED MIXED USE, GROUP A2 IS	
MOST RESTRICTIVE	
ACTUAL HEIGHT AND AREA	
1 STORIES, 4,925 SF	
ALLOWABLE HEIGHTS AND AREAS	
2 STORIES, 9,500 PER IBC SECTION 503	

10 430 W. 24TH
SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS

SOUTH STANDING	44
NORTH STANDING	0
BAND	5
STAFF	5
TOTAL	54

PARKING CALCULATIONS

OFFICE(1/300SF): 2 SPACE
 EVENT SPACE(1/175 SF): 11 SPACES
 FABRICATION(3/BAY): 6 SPACES
 TOTAL REQUIRED: 19 SPACES
 ACTUAL: 20 SPACES

CODE COMPLIANCE

BASED ON 2012 VUSBC, 2012 IBC, 2009
 ANSI 117.1
 CONSTRUCTION TYPE: 3b
 USE GROUP(S): F1, A2, A3, B
 NON SEPARATED MIXED USE, GROUP A2
 IS
 MOST RESTRICTIVE
 ACTUAL HEIGHT AND AREA
 1 STORIES, 4,925 SF
 ALLOWABLE HEIGHTS AND AREAS
 2 STORIES, 9,500 PER IBC SECTION 503

II 430 W. 24TH
 SCALE: 1/16" = 1'-0"

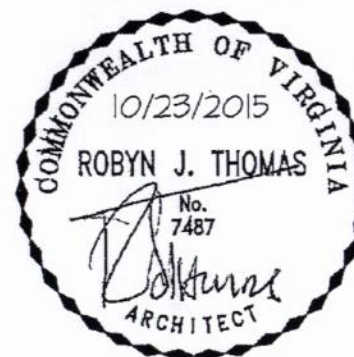
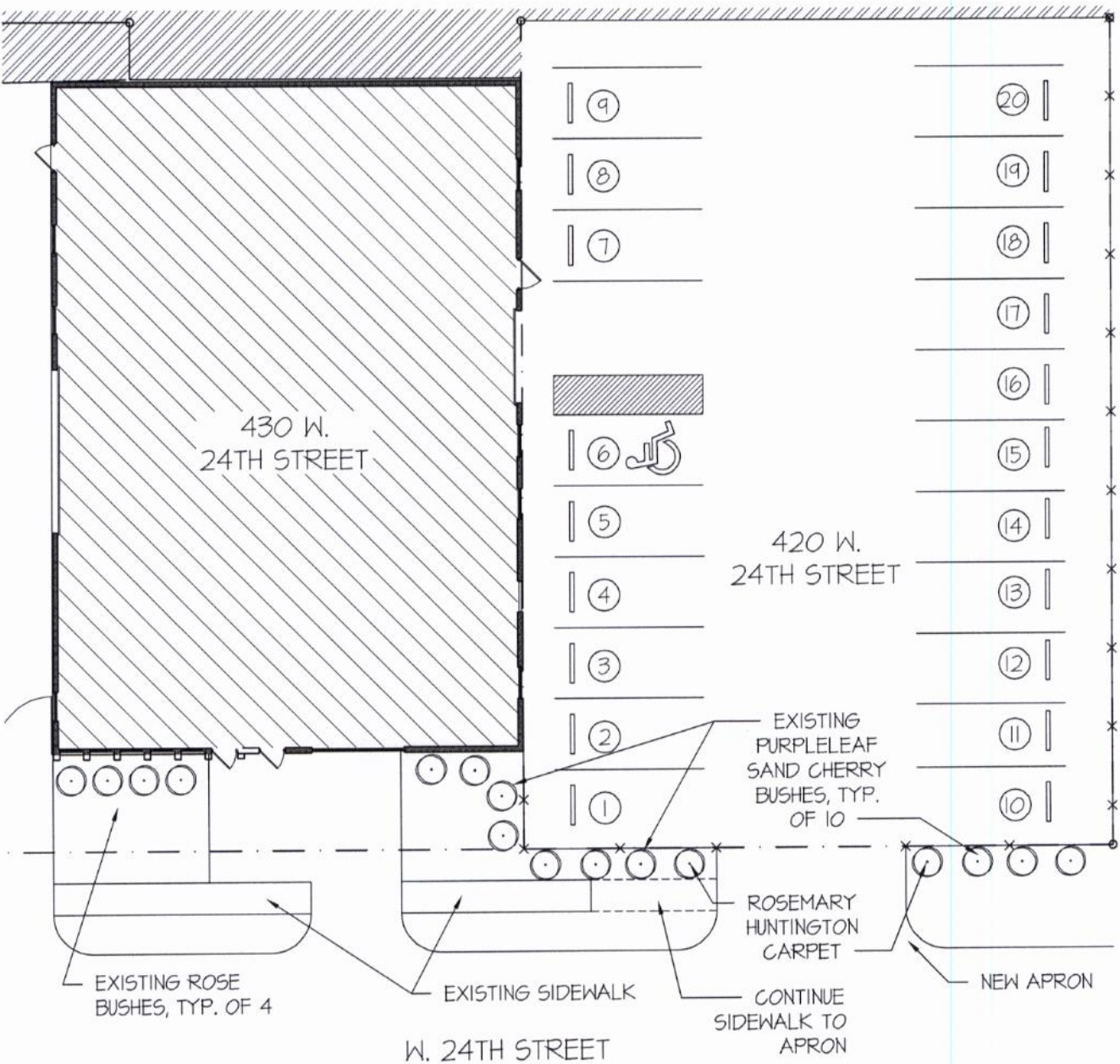


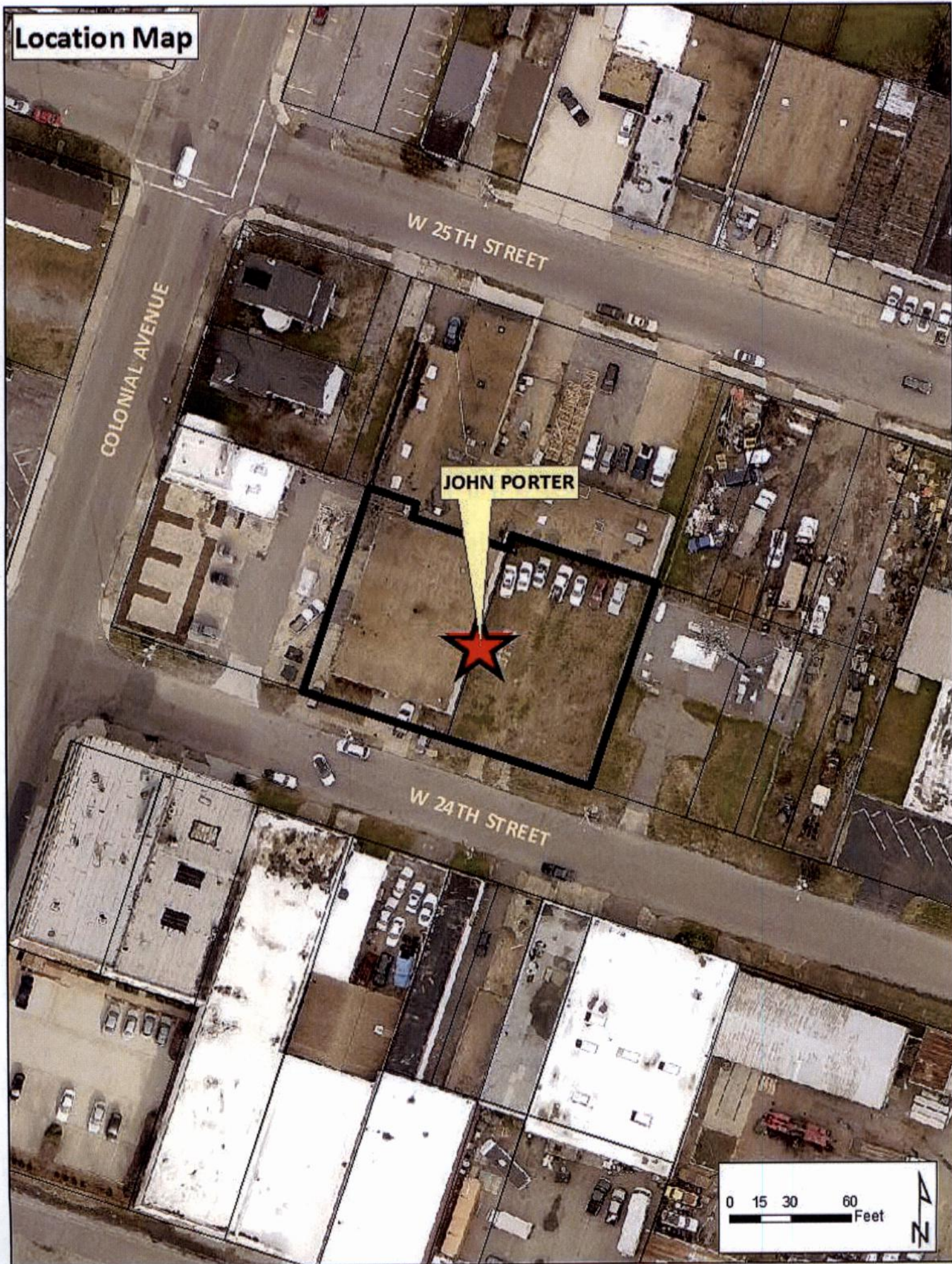
Exhibit C



SITE PLAN

SCALE: 1"= 20'-0"

Location Map



Zoning Map

IN-1

R-11

R-11

C-2

I-1

R-11

I-1

W 25TH STREET

COLONIAL AVENUE

C-2

I-2

JOHN PORTER

W 24TH STREET

DEBREE AVENUE

I-2

I-2

C-2

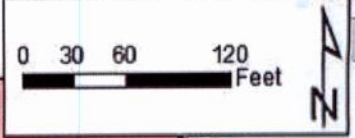
I-2

I-2

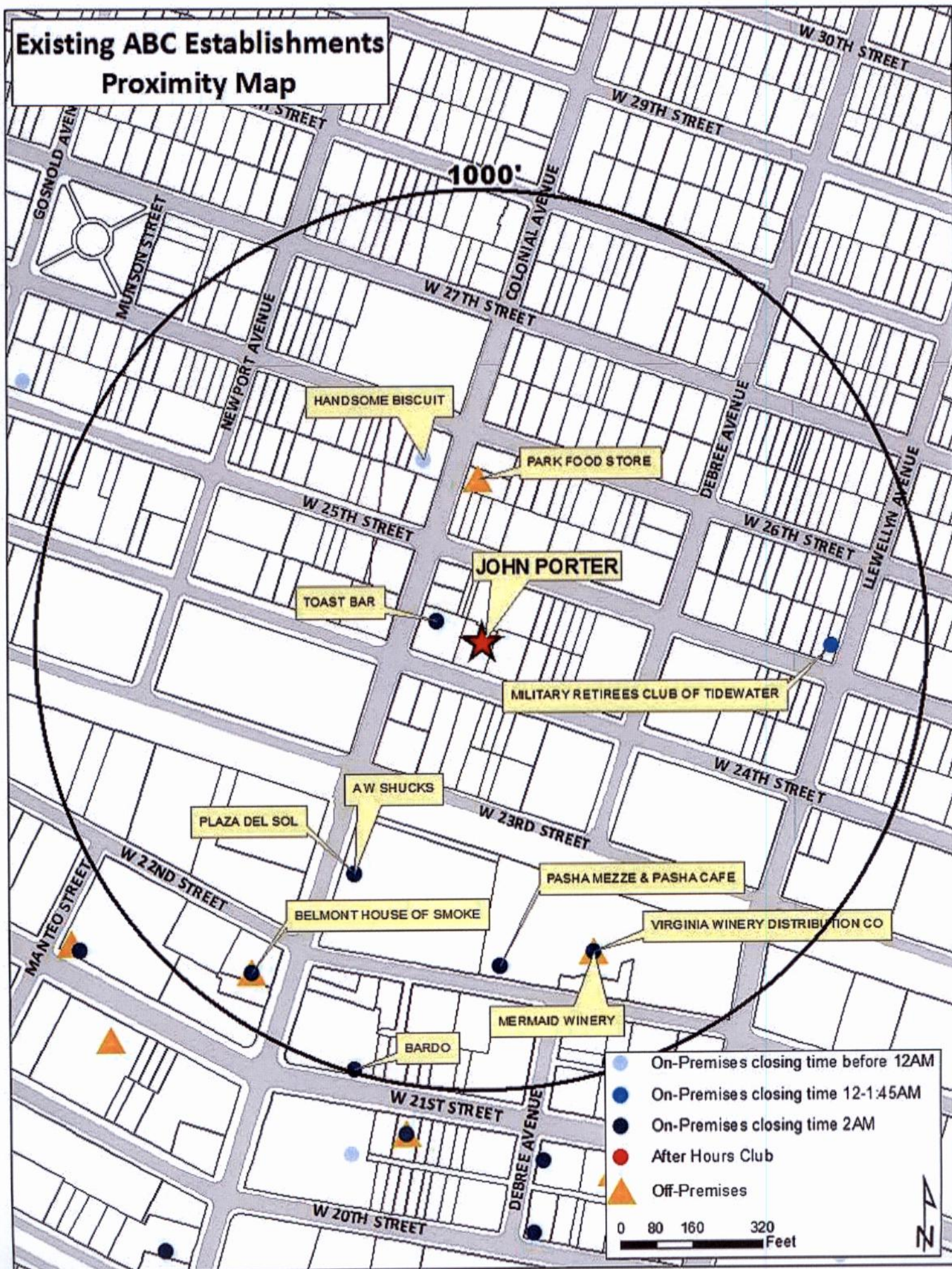
C-2

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W 23RD STREET



Existing ABC Establishments Proximity Map





APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)

Date 10/23/2015

DESCRIPTION OF PROPERTY

Address 428 & 430 W 24TH ST., Suite A

Existing Use of Property AUTO REPAIR

Proposed Use RESTAURANT

Current Building Square Footage 5,180

Proposed Building Square Footage 1,987 sf. (3,193 REMAINS AUTO REPAIR)

Trade Name of Business (If applicable) TBD

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) PORTER (First) JOHN (MI) L

Mailing address of applicant (Street/P.O. Box): 430 W 24TH Street

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 450-4303 Fax ()

E-mail address of applicant: jporter@big-thyme.com

Application
Entertainment Establishment
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) MAHGERETEH (First) I SHAHPOOR (MI) _____

Mailing address of property owner (Street/P.O. box): 4125 PORTSMOUTH BLVD

(City) PORTSMOUTH (State) VA (Zip Code) 23701

Daytime telephone number of owner (757) 615-8383 email: benprestigeab@gmail.com

430 - (Michael, LLC - owns building parcel) } both parcels controlled by
428 - (Capitol Finance, Inc. - owns parking parcel) } Shahpor Mahgereteh

CIVIC LEAGUE INFORMATION

Civic League contact: FRANK KRISTON

Date(s) contacted: TBD

Ward/Super Ward information: WARD 2 / SUPERWARD 7

REQUIRED ATTACHMENTS

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____

(Property Owner or Authorized Agent of Signature)

Sign: _____

SHANPON MANGRETT ^{EH}

10/26/15

(Date)

Print name: _____

JOHN PORTER

(Applicant)

Sign: _____

(Date)

10/23/2015

ONLY NEEDED IF APPLICABLE:

Print name: _____

(Authorized Agent Signature)

Sign: _____

(Date)

/ /

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Simons, Matthew

From: Straley, Matthew
Sent: Tuesday, October 27, 2015 3:35 PM
To: 'fjkriston@gmail.com'
Cc: Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Simons, Matthew
Subject: new Planning Commission application - 428 W 24th Street and 430 W 24th Street, Suite A
Attachments: John Porter.pdf

Mr. Kriston,

Attached please find the application for a special exception to operate an entertainment establishment with alcoholic beverages at 428 W. 24th Street and 430 W. 24th Street, Suite A.

The item is tentatively scheduled for the December 10, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, matthew.simons@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II
Norfolk Department of City Planning
810 Union Street, Suite 508 | Norfolk, Virginia 23510
Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

From: Frank Kriston [<mailto:fjkriston@gmail.com>]

Sent: Monday, November 09, 2015 6:56 AM

To: Straley, Matthew

Subject: Re: new Planning Commission application - 428 W 24th Street and 430 W 24th Street, Suite A

Mr. Straley:

Mr. John Porter presented his plans for 428 W. 24th Street and 430 W. 24th Street, Suite A to the Civic League on November 2.

The Park Place Civic League would like to express its support for John Porter's proposals, as it is in line with our Visioning and Engagement Plan.

If you require additional information, please do not hesitate to contact me.

Frank Kriston, President
Park Place Civic League
757-354-1669